

DUNSTABLE BOARD OF ASSESSORS

PUBLIC DISCLOSURE OF PRELIMINARY CERTIFIED REAL ESTATE VALUES FOR FY22

Dunstable Board of Assessors have been conducting the FY2022 Quinquennial Revaluation required by Massachusetts State Law. The periodic update of values ensures that all property is assessed at full and fair market value as of January 1, 2021. The Board has received preliminary certification by the Massachusetts Department of Revenue.

The revaluation requires the verification, analysis, and use of arms-length sales from calendar year 2020. Sales from calendar years 2019 and 2020 were used to value vacant land, commercial and industrial property classes. Market trends have indicated that different property types may have changed in value more or less than other property types. The average single family home increased approximately 12%. Vacant land increased approximately 5%. Commercial and Industrial classes increased overall in value approximately 9%. Individual parcel valuations may vary from the class average due to data updates and corrections, new construction, and the effects of market trends on specific property characteristics.

Interested parties may examine new proposed values in the Assessor's Office or the Dunstable Public Library during the Public Disclosure period from 11/3/21 through 11/10/21. Anyone with questions regarding assessments please contact the Assessor's Office at (978) 649-4514. The office is open Monday through Thursday from 9:00 - 4:00.